

SOUTHERN HOMES



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From the collection of:

Jim Draeger

SOUTHERN HOMES

All of the homes illustrated and described in this book were especially designed and planned by our architects to meet the needs and general conditions of the Southland.

We feel that many of our friends and customers will wish to take advantage of the easy home financing market to acquire and own the home of their choice. To all such we hope this beautiful book of home suggestions and ideas will prove of inspirational and practical value in reaching a decision.

Success in home planning and building is accomplished through the exercise of taste and practical knowledge. Distinctive beauty, home comfort and utility are the products of broad understanding and architectural skill. Homes of pleasing and appealing architectural merit such as those illustrated herein are not only a source of great satisfaction while in service, but

at all times maintain a community influence and high resale value.

Complete working drawings for each of these designs are available, specimens of which appear on pages 30 and 31. In using these plans the home builder will find that his home has been thoroughly studied, modeled for architectural beauty, planned for comfort and convenience, constructed for strength, and durability.

In the home you select there may be some change you would like made — a re-arrangement of rooms or other features. It is a part of our service to alter plans to meet your ideas and wishes. We will be glad to furnish any information desired.

Please feel free to consult with us on any and all phases of your home building needs. Our broad experience and home building service are at your disposal. No obligation incurred.

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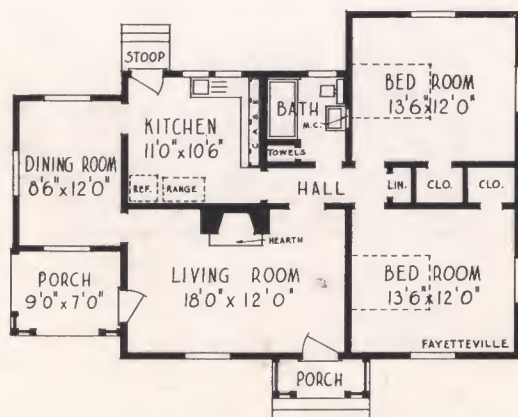
ACTUAL COSTS, PLANS AND COMPLETE INFORMATION ARE AVAILABLE AT OUR OFFICE. PHONE, WRITE OR CALL AT YOUR CONVENIENCE. WE ARE AT YOUR SERVICE AT ALL TIMES.



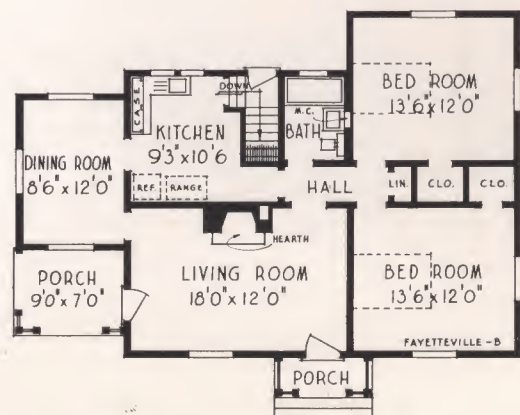
The Fayetteville

FIVE ROOMS AND BATH

★ The charm of this little model home — its delightful homelike quality, does not depend upon expensive material or elaborate details, but upon good proportions, nice spacing of doors and windows, and the use of a delightful entrance. The shutters add color to this truly American home.



PLAN A — WITHOUT BASEMENT



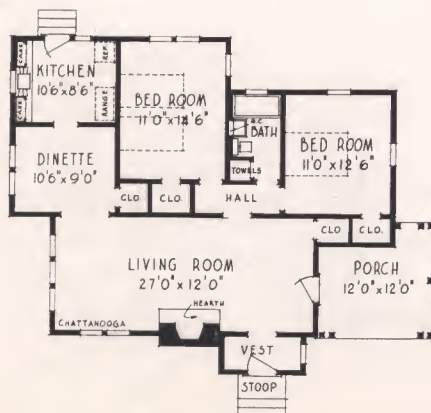
PLAN B — WITH BASEMENT



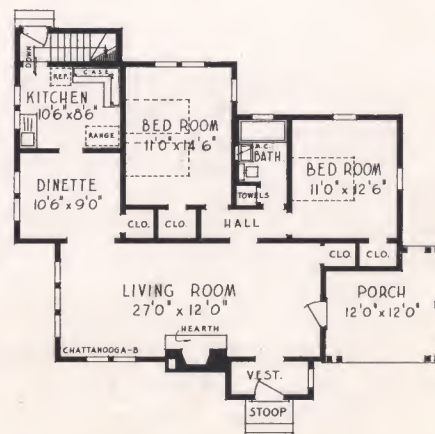
The Chattanooga

FIVE ROOMS AND BATH

★ What more could be desired — than this trim little home, so quaint, so secure in good taste, so pretty? The economics of this home are evident; the layout is exceptional, the design has been made with an eye to beauty and utility.



PLAN A — WITHOUT BASEMENT



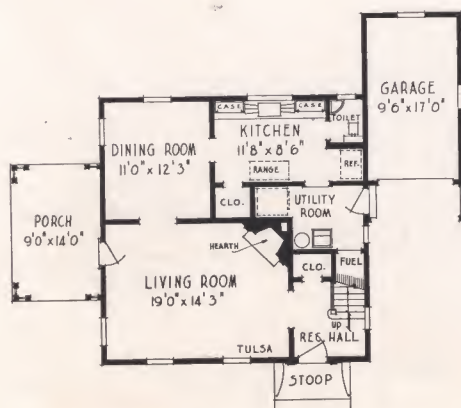
PLAN B — WITH BASEMENT



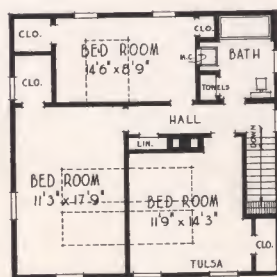
The Tulsa

SIX ROOMS, BATH, TOILET AND GARAGE

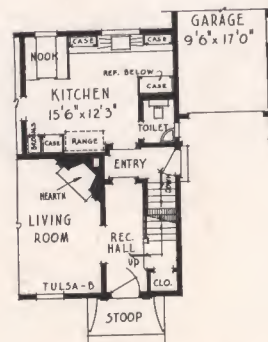
★ When viewing this charming home one feels as if he wanted to own it, for it is tasty, quite appropriate, and practical in every line. The attached garage is modern and convenient, yet the beautiful features of early American design have been effectively retained.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



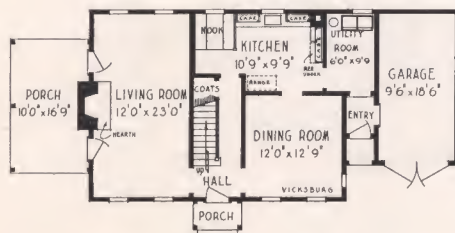
ILLUSTRATING WHERE
STAIR TO BASEMENT IS
LOCATED FOR PLAN B



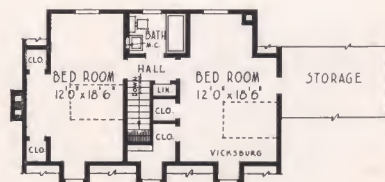
The Vicksburg

FIVE ROOMS, BATH, NOOK AND GARAGE

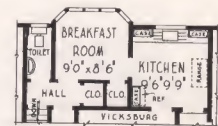
★ This design illustrates that our present day architects appreciate the simple beauty of the early American home. The exposed chimney on this little home, the private porch and the old fashioned shutters make it a truly picturesque dwelling. Large airy rooms mark the interior.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



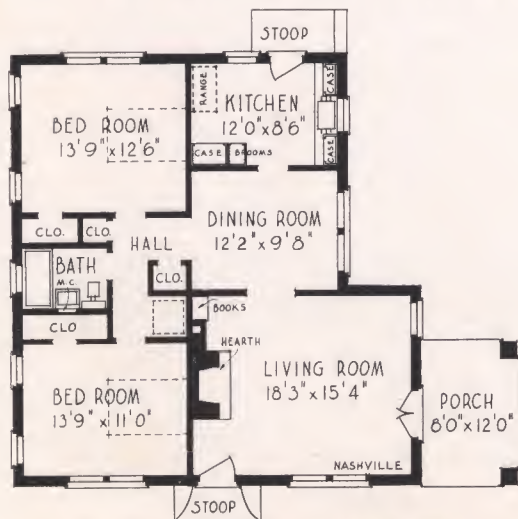
ILLUSTRATING CHANGE
IN FLOOR PLAN AND
SHOWING WHERE STAIR
TO BASEMENT IS LO-
CATED FOR PLAN B.



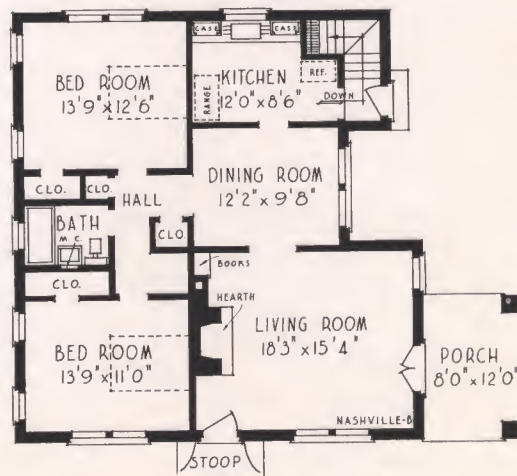
The Nashville

FIVE ROOMS AND BATH

★ The attractiveness of this brick home is suggested by the picture. Imagine it with snow white walls topped by a green shingle roof and you have the whole story. The floor plan tells the story of the interior. This home will appeal particularly to people of moderate means, but of good taste.



PLAN A — WITHOUT BASEMENT



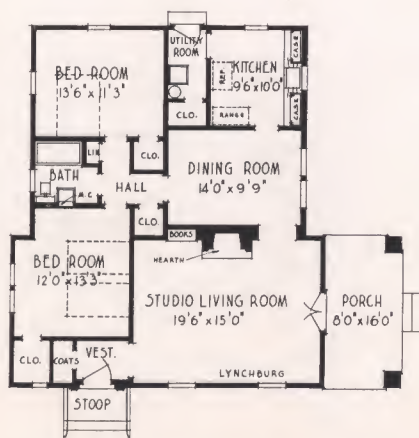
PLAN B — WITH BASEMENT



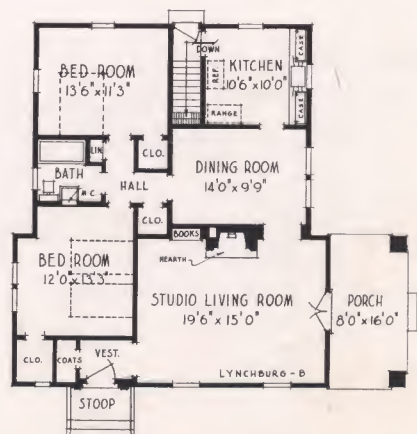
The Lynchburg

FIVE ROOMS AND BATH

★ Keeping down the cost is a problem which this design solves. The interior is just as the exterior represents it—light, airy and convenient. This type of home is easy to build, hence the cost is low; yet the construction is substantial and will meet the requirements of the most stringent building codes.



PLAN A—WITHOUT BASEMENT



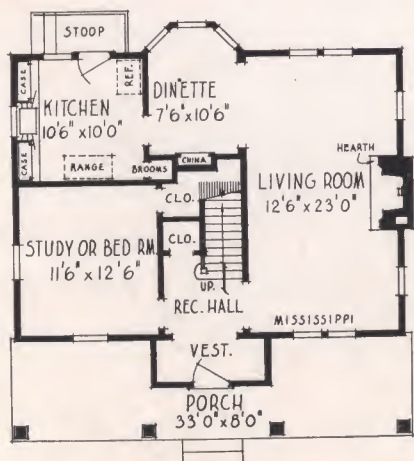
PLAN B—WITH BASEMENT



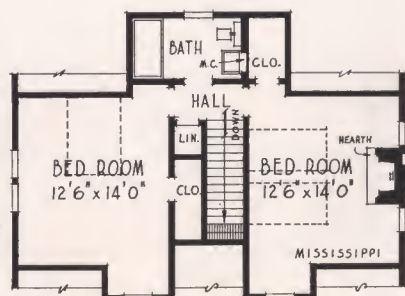
The Mississippi

FIVE ROOMS, DINETTE AND BATH

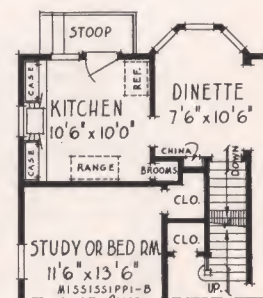
★ A home that wears well ever will be popular, because it owes its beauty to good proportions, stability of construction and harmony of detail. The interior was planned to insure happy, contented comfort, convenience and plenty of healthful light and fresh air. Do not overlook the broad front porch.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



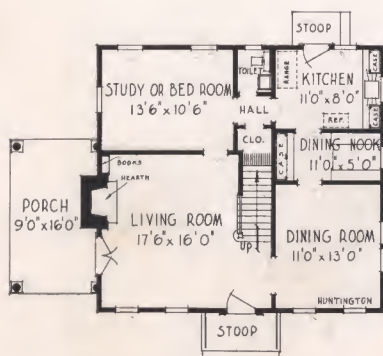
ILLUSTRATING WHERE
STAIR TO BASEMENT
IS LOCATED FOR
PLAN B



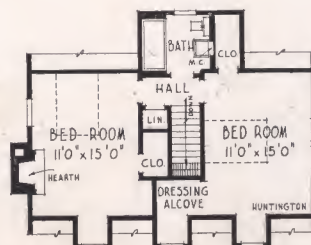
The Huntington

SIX ROOMS, BATH, DINING NOOK AND TOILET

★ The many advantages of the early Colonial style for modern American home life are set forth in the above home. Expansive and cheery living, reminiscent of the life of the early pioneer settlers is constantly being inspired when one owns a home like this design.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



ILLUSTRATING WHERE
STAIRWAY TO BASE-
MENT IS LOCATED FOR
PLAN B.

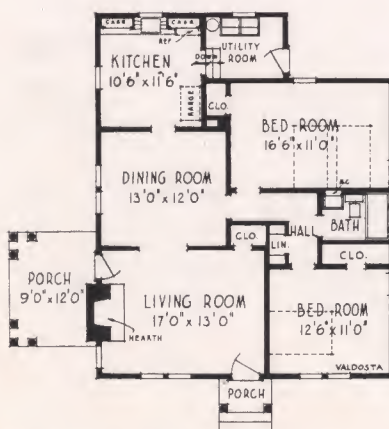
*When ordering plans state
whether wanted with or with-
out basement.*



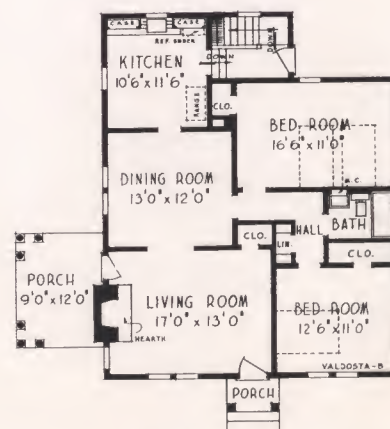
The Valdosta

FIVE ROOMS AND BATH

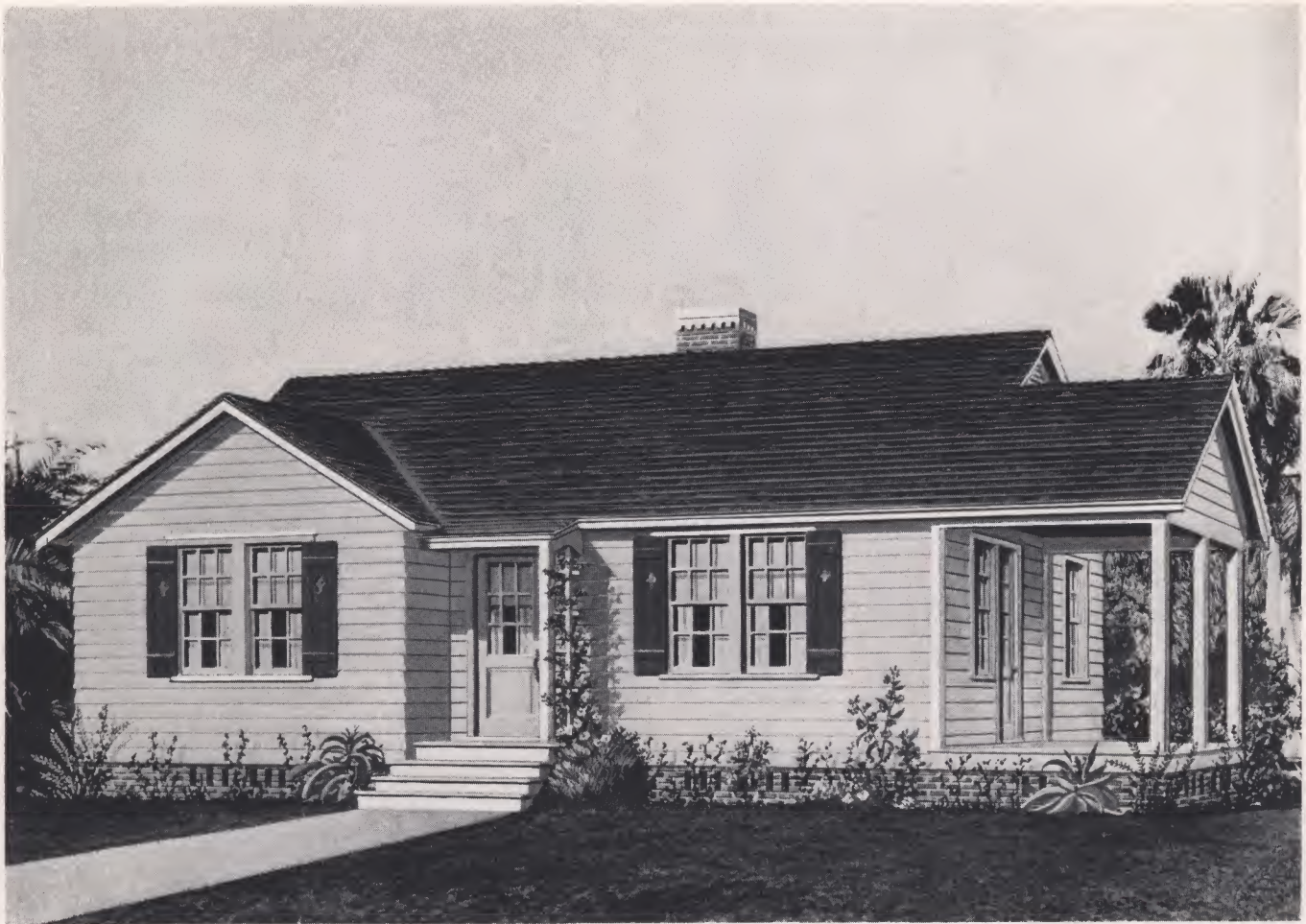
★ The rooms in this house were designed to allow the greatest space in the specified dimensions. The home is inexpensive to build and has a large and lasting appeal. These two qualifications alone make it a good investment.



PLAN A — WITHOUT BASEMENT



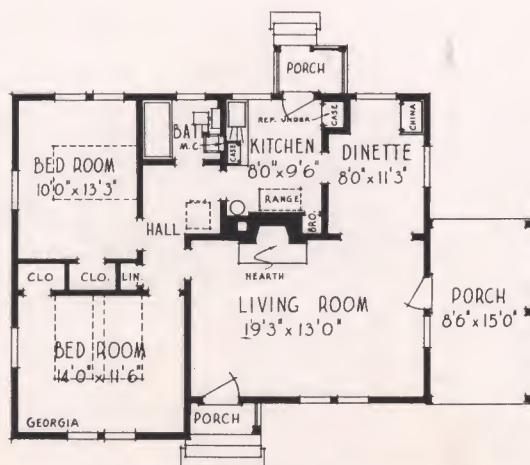
PLAN B — WITH BASEMENT



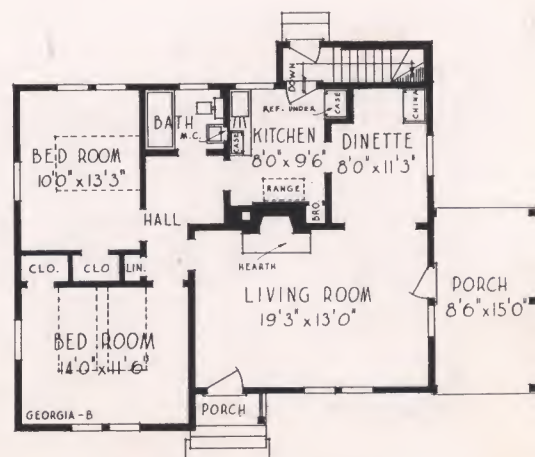
The Georgia

FIVE ROOMS AND BATH

★ A home that merits careful consideration—a home of high appeal in a country setting, or equally pleasing in a city environment. The design has been most effective; little improvement could be made in the room disposition, and the architectural treatment is most effective, giving the maximum in taste.



PLAN A—WITHOUT BASEMENT



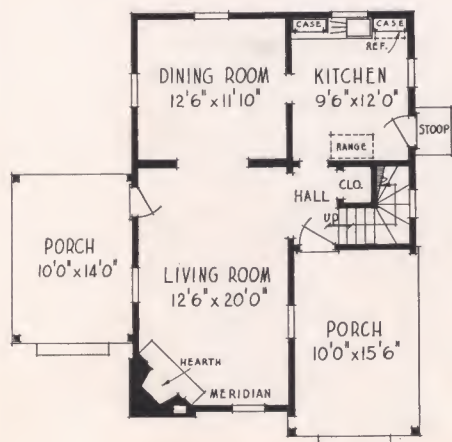
PLAN B—WITH BASEMENT



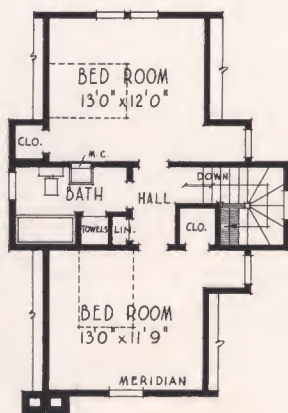
The Meridian

FIVE ROOMS AND BATH

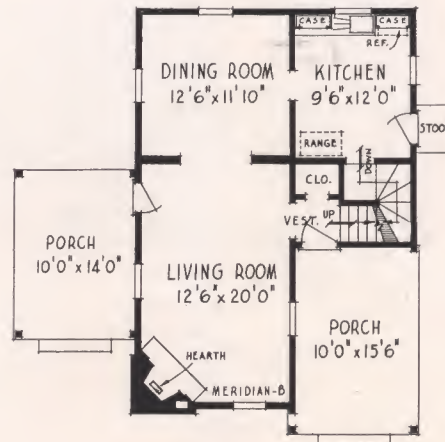
★ The magnificent brick chimney strikes the keynote of beauty for this impressive home. In excellent taste this home adapts itself to any modern community. The design is English in the main but the architect has taken certain liberties which make this home appealingly unique.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



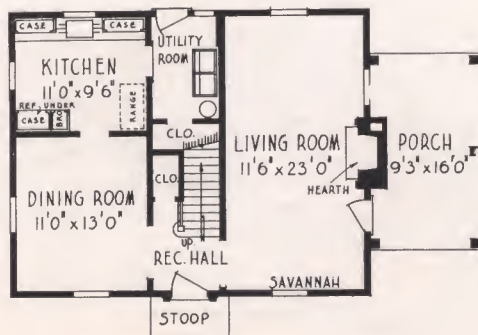
FIRST FLOOR PLAN B
WITH BASEMENT



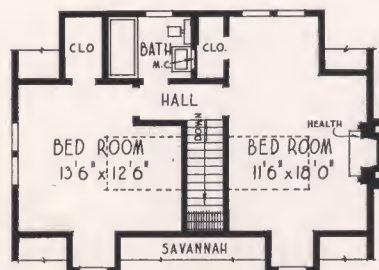
The Savannah

FIVE ROOMS AND BATH

★ Early American architecture has stood the test of years, it has spread throughout the country—it has proven highly economical and has offered besides this economy an architectural treatment that has been pleasing. A distinctly American type—a type popular to those desiring comfortable and attractive homes. The interior is modern and complete with all conveniences.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



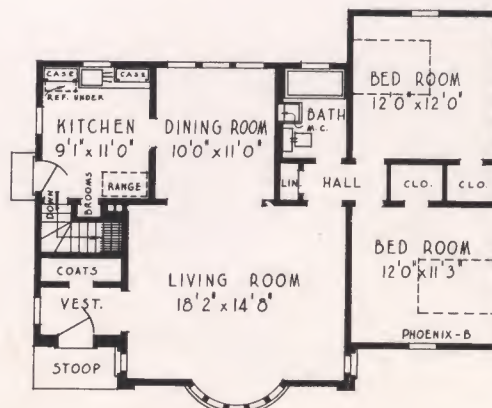
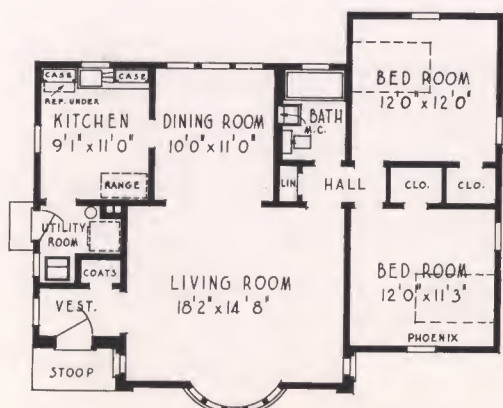
ILLUSTRATING WHERE
STAIRWAY TO BASE-
MENT IS LOCATED FOR
PLAN B.



The Phoenix

FIVE ROOMS AND BATH

★ Bungalows are adaptable to all climates and are the last word in convenience. No other style of home, perhaps, lends itself so freely to the art and skill of the designer or permits such generous opportunities for simplicity and beauty in adornment.

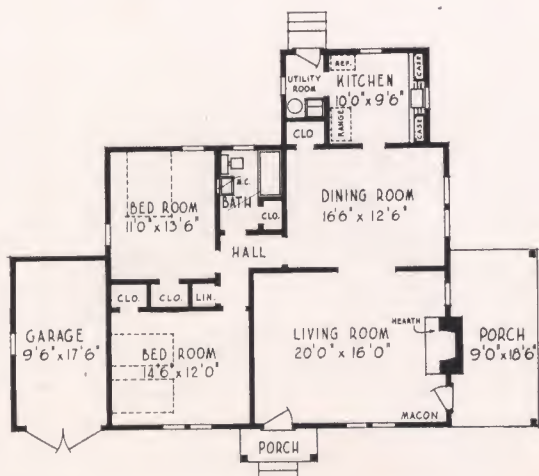




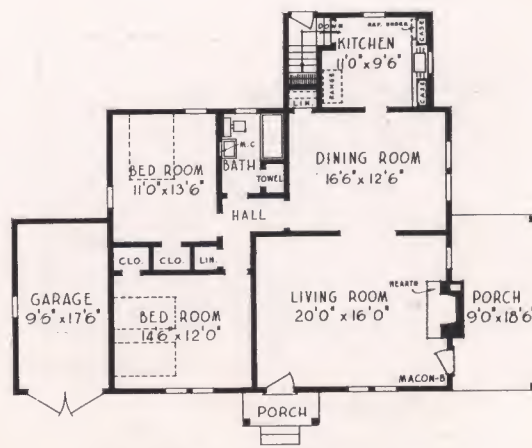
The Macon

FIVE ROOMS, BATH AND GARAGE

★ There is little left to be desired when one owns a home like the above. A few minutes devoted to the perusal of the floor plans will convince you of the superiority of the inside as well as the exterior. Do not overlook the attached garage.



PLAN A — WITHOUT BASEMENT



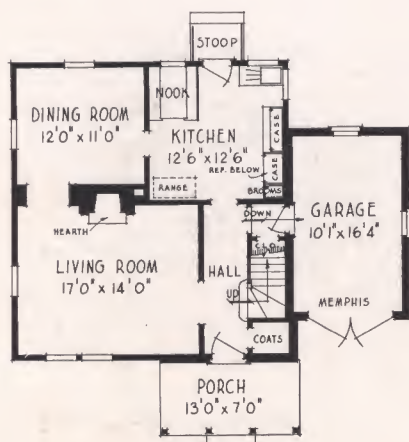
PLAN B — WITH BASEMENT



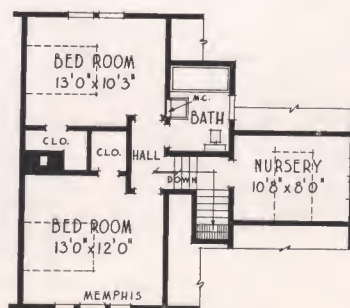
The Memphis

SIX ROOMS, BATH AND GARAGE

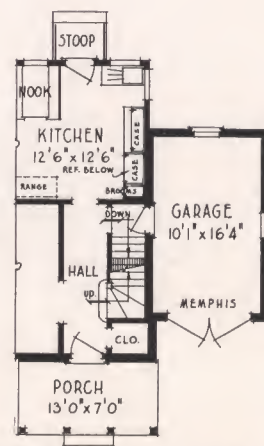
★ There is little left to be desired when one owns a home like this design. In having your garage attached to the house some economy in construction costs and much economy in time is effected.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



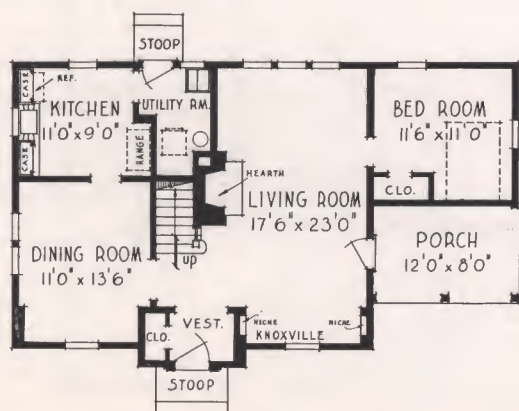
ILLUSTRATING WHERE
STAIR TO BASEMENT IS
LOCATED FOR PLAN B



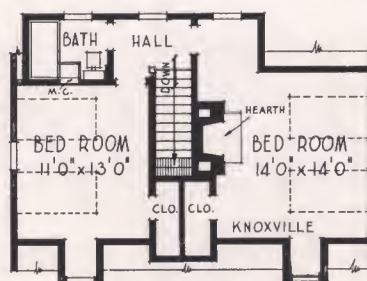
The Knoxville

SIX ROOMS AND BATH

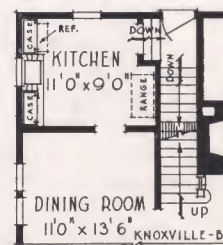
★ The simplicity of the exterior design is its appeal. Its beauty is a matter of splendid proportions rather than ornamentation. The floor plan is worth a long study by those who look for refinement and individuality in home plans.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



PLAN B.

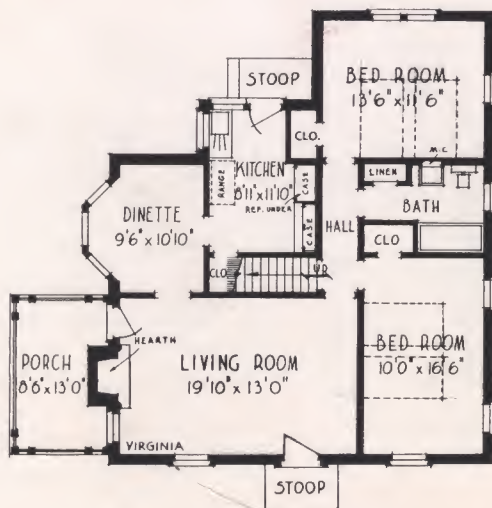
ILLUSTRATING WHERE
MENT IS LOCATED FOR
STAIR WAY TO BASE-



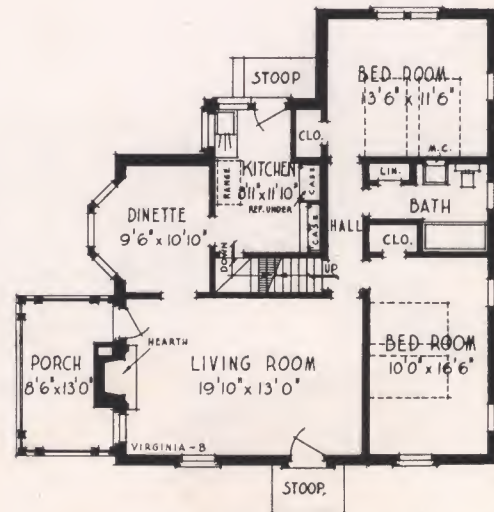
The Virginia

FIVE ROOMS AND BATH

★ An early American style home of rare beauty. There is little left to be desired either inside or out in the design of this home. Study the excellent and unique room arrangement.



PLAN A—WITHOUT BASEMENT



PLAN B—WITH BASEMENT

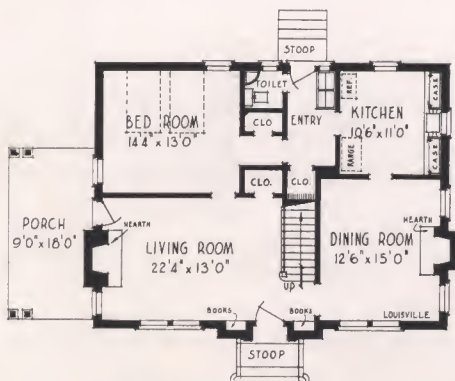
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+ Porch - 28738



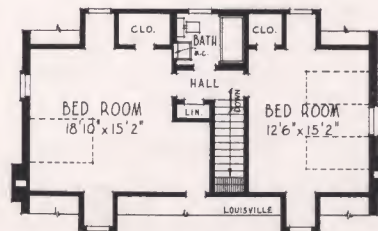
The Louisville

SIX ROOMS, BATH AND TOILET

★ This small design with the pleasing features of the early American home is not a passing fancy but will always remain in style. The plan has through long years, proved to be one of the most satisfactory yet devised for the small dwelling.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



ILLUSTRATING WHERE
STAIRWAY TO BASE-
MENT IS LOCATED FOR
PLAN B.

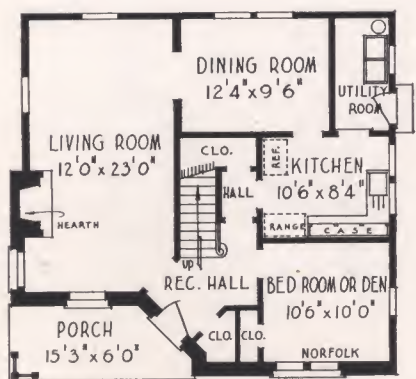
*When ordering plans, state whether wanted
with or without basement*



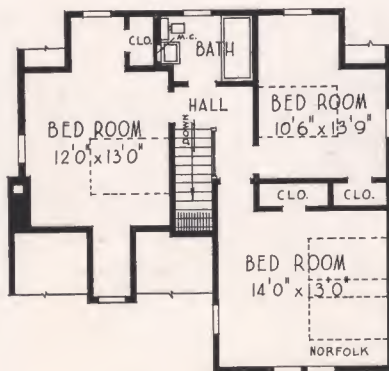
The Norfolk

SEVEN ROOMS AND BATH

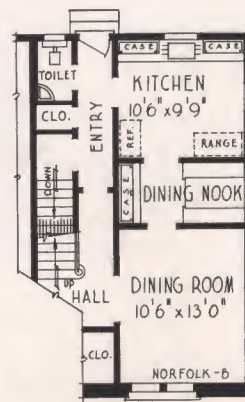
★ The picturesque beauty of the exterior is made possible by a clever combination of stone and shingles. A quaint home, pleasing in every detail, of form, color and construction. Inside, the well lighted living room and ample bed-rooms are among the comfortable features. Do not overlook the modern conveniences so essential to present day living.



FIRST FLOOR PLAN A
WITHOUT BASEMENT



SECOND FLOOR



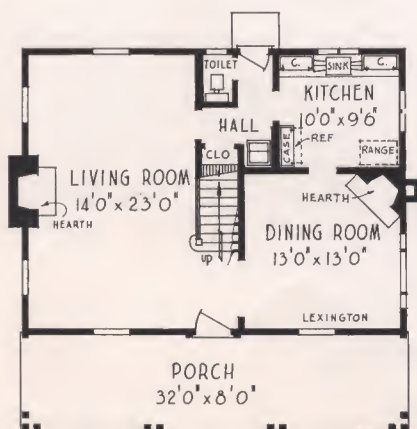
ILLUSTRATING WHERE
STAIR TO BASEMENT IS
LOCATED FOR PLAN B



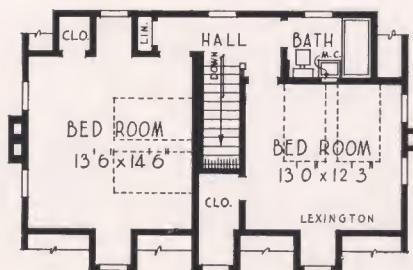
The Lexington

FIVE ROOMS AND BATH

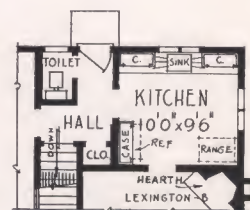
★ A home of appealing interest to those who appreciate the cool comfort of the broad front porch. The plans show five rooms of comfortable size and arranged in a conveniently practical manner. The kitchen arrangement, the large fireplace and big closets are worthy of note. A home suitable to any location.



FIRST FLOOR PLAN A
WITHOUT BASEMENT

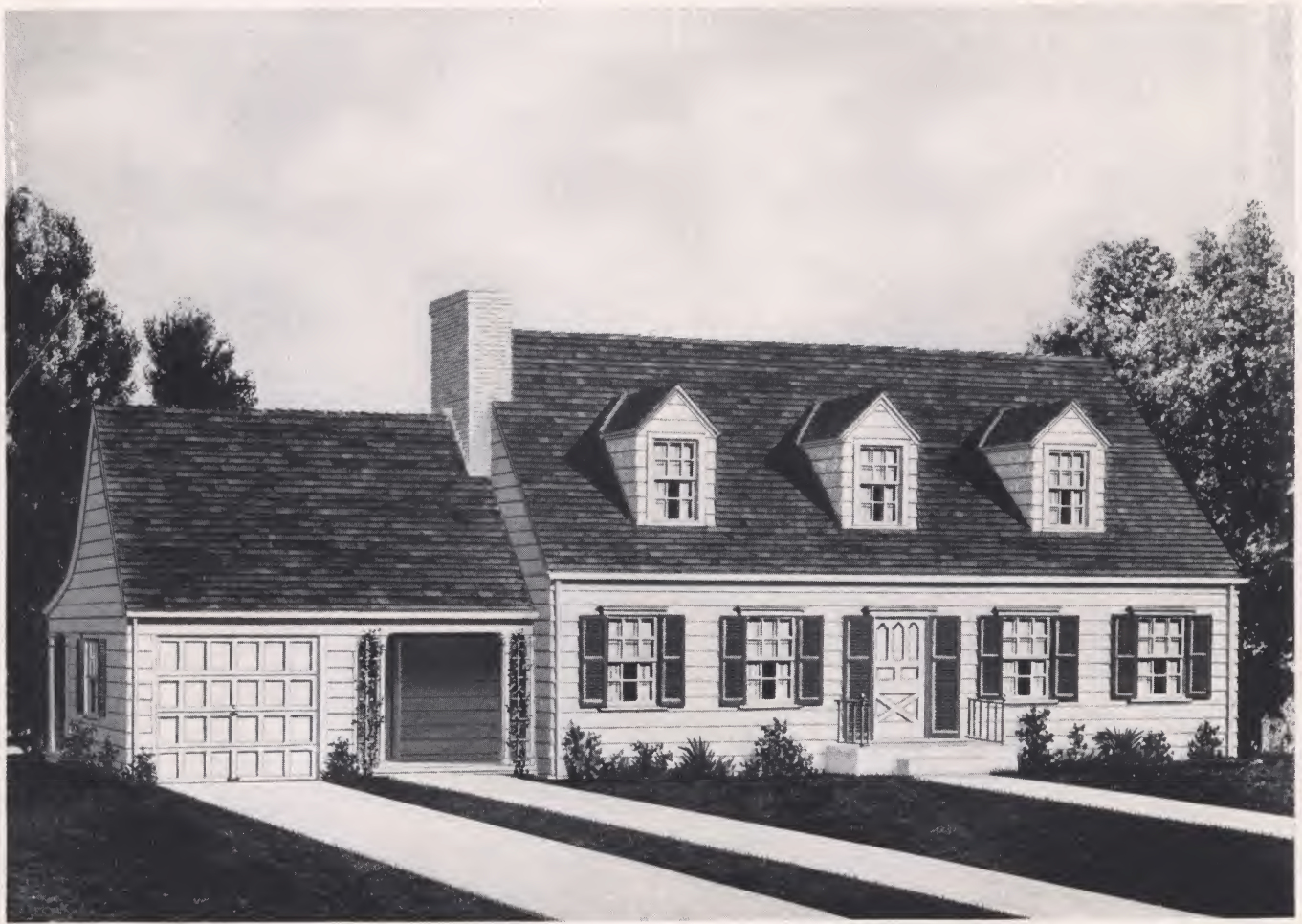


SECOND FLOOR



ILLUSTRATING WHERE
STAIRWAY TO BASE-
MENT IS LOCATED FOR
PLAN B.

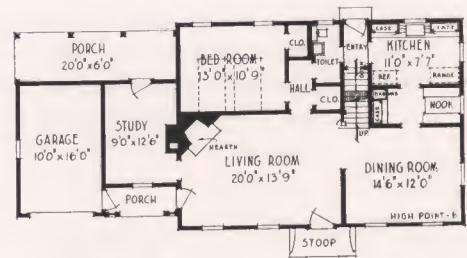
WHEN ORDERING PLANS, STATE WHETHER
WANTED WITH OR WITHOUT BASEMENT.



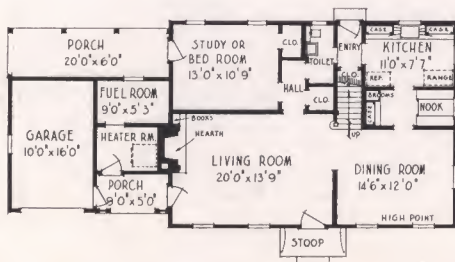
The High Point

SIX ROOMS, BATH, TOILET AND GARAGE

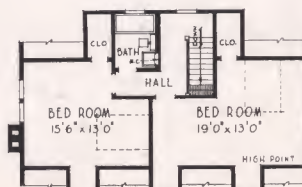
★ Colonial Architecture—steeped in the very history and traditions of our early growth—shall ever impart that sense of peace, of surrounding beauty, of comfort inherently to be desired. The charm of Colonial Architecture lies in the tender associations of early Colonial times, in the innate beauty of line and of architectural composition developed in those times.



FIRST FLOOR PLAN B
WITH BASEMENT



FIRST FLOOR PLAN A
WITHOUT BASEMENT



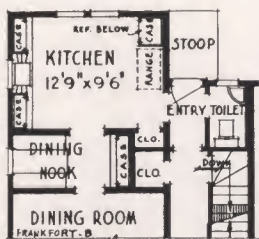
SECOND FLOOR

*When ordering plans state
whether wanted with or
without basement.*



The Frankfort

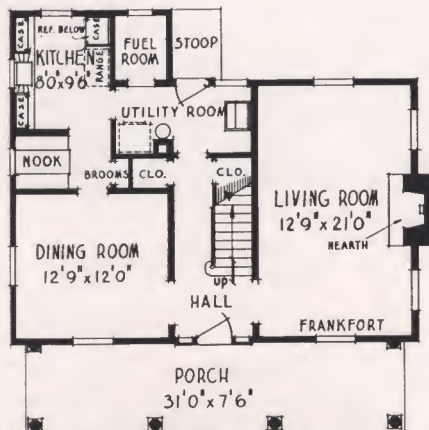
SIX ROOMS AND BATH



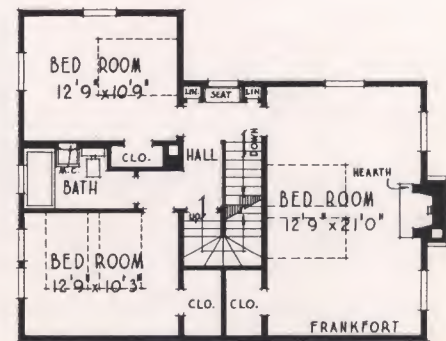
ILLUSTRATING
WHERE STAIR TO
BASEMENT IS LO-
CATED FOR PLAN B.

*When ordering plans state
whether wanted with or
without basement.*

★ This home is a distinctly modern version of the southern colonial home. Whether you build for permanent possession, or for resale, you cannot afford to overlook the advantages and benefits of this beautiful home. This is a home in which one may realize a distinct individuality even in city residential districts.



First Floor Plan A—Without Basement



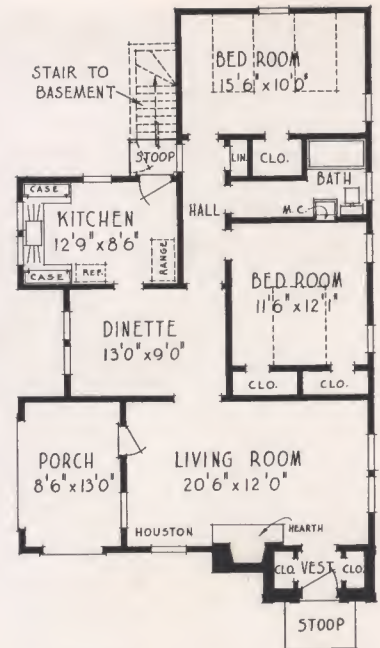
SECOND FLOOR



The Houston

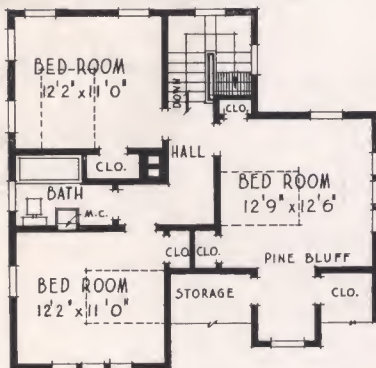
FIVE ROOMS AND BATH

★ The English lines of the exterior harmonize well with the entrance detail and the excellent window arrangement. The conveniently planned interior provides for a large living room, a model kitchen and a dinette. The sleeping rooms are large and well located.

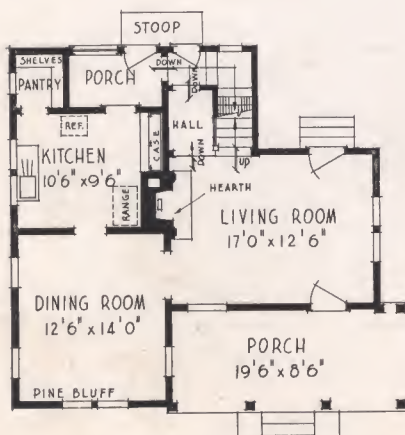


PLAN A—WITHOUT BASEMENT

NOTE
PLAN B—IS SAME AS PLAN A
EXCEPT THAT BASEMENT
AND STAIRWAY TO SAME IS
PROVIDED.



SECOND FLOOR



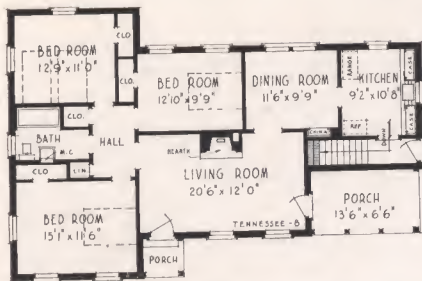
FIRST FLOOR



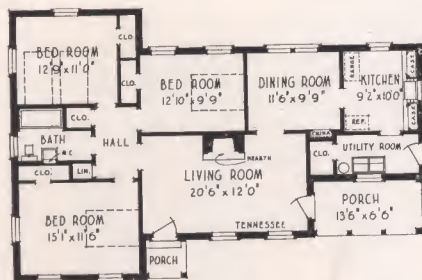
The Pine Bluff

SIX ROOMS AND BATH

★ A shingled English style home with a cool recessed porch. It is fully equipped with modern conveniences. The kitchen is exceptionally arranged for practical efficiency. The large fire place enhances the living room. Chambers are exceptionally large and airy.



PLAN B—WITH BASEMENT



PLAN A—WITHOUT BASEMENT



The Tennessee

SIX ROOMS AND BATH

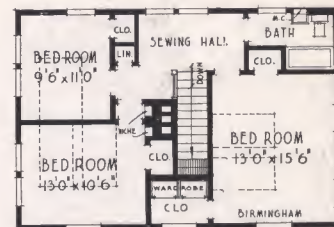
★ The fine appearance of this colonial cottage is gained through simplicity of detail, careful proportion and appropriate windows symmetrically placed. The interior is designed with all modern features as a study of the floor plan will show.



The Birmingham

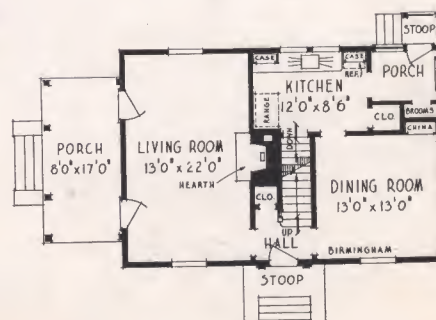
SIX ROOMS AND BATH

★ In simplicity of line and form lies often the greatest of beauty; the effective simplicity of this home is at once noted. The doorway treatment is in evident good taste, the areas of contrast are well chosen. Do not overlook the large well placed rooms and interior conveniences.



SECOND FLOOR

Our building plan service
makes home building easy.



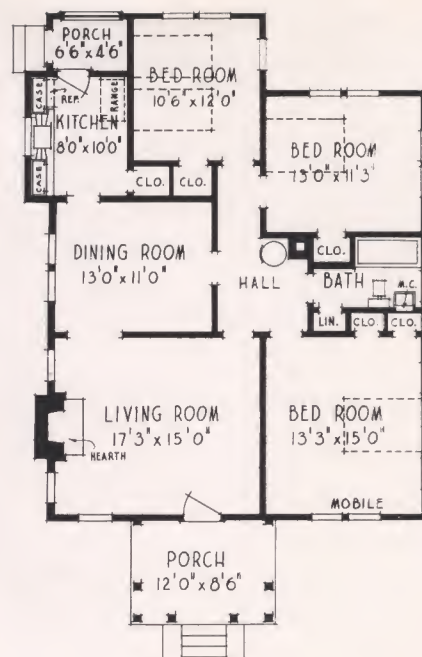
FIRST FLOOR



The Mobile

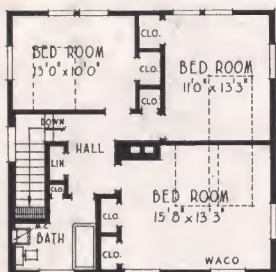
SIX ROOMS AND BATH

★ The attractive front porch strikes the homelike note this bungalow possesses. This dwelling is as conveniently arranged, as sanitary, and as up-to-date as any high-priced mansion. What more could one want than this correctly designed and substantially built home? Note that the bathroom is convenient to all rooms.



FLOOR PLAN

Estimates of costs on any house illustrated herein, gladly furnished.



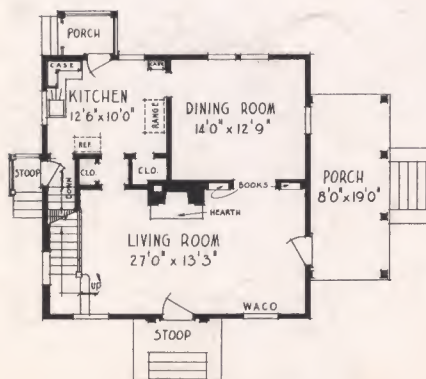
SECOND FLOOR



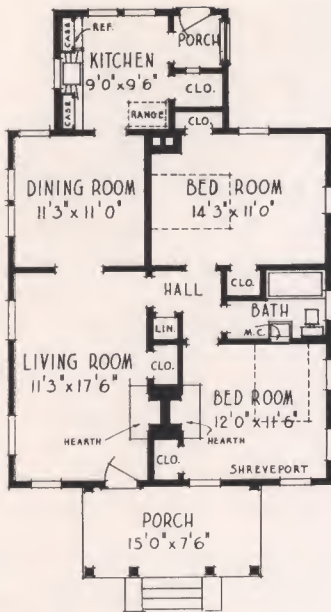
The Waco

SIX ROOMS AND BATH

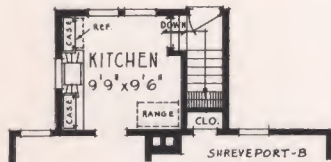
★ Here is a well planned home of unusual merit. Just the kind of home to build when appearances, convenient room arrangements and low building costs are desired. Look at the beautiful picture and then examine the floor plans. Note the large, well lighted, cheerful rooms and the big closets.



FIRST FLOOR



PLAN A—WITHOUT BASEMENT



ILLUSTRATING WHERE STAIR
TO BASEMENT IS LOCATED
FOR PLAN B



The Shreveport

FIVE ROOMS AND BATH

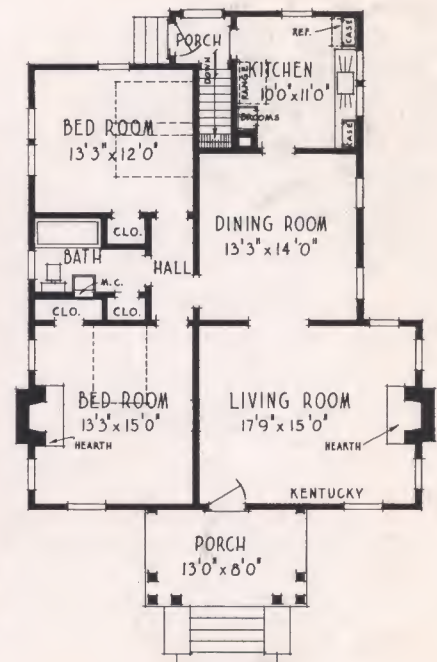
★ All the simplicity, all the natural beauty of the southern Colonial home is evidenced in the above picture. In such an environment life will be simple, well-ordered and cheerful. The room arrangement will appeal to the housewife.



The Kentucky

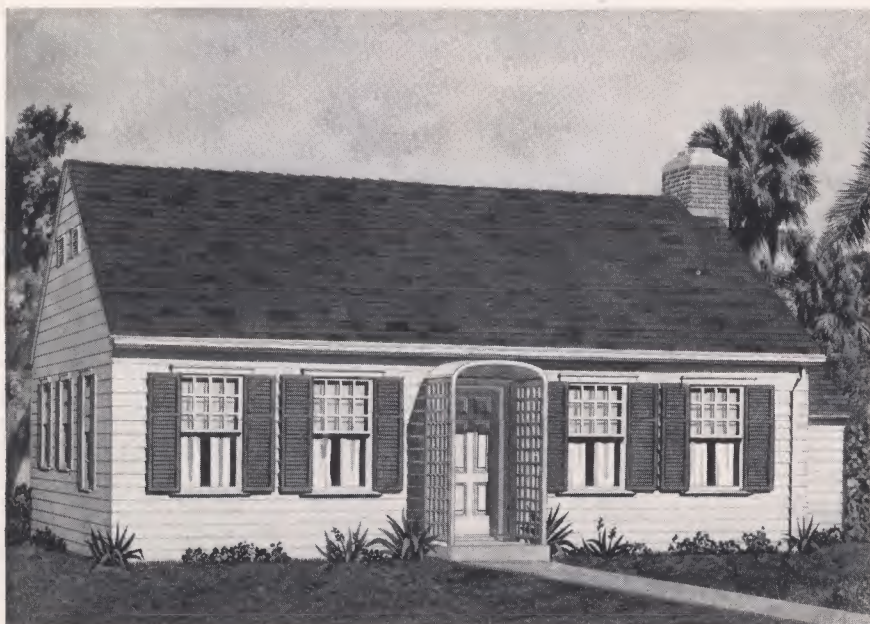
FIVE ROOMS AND BATH

★ The attractiveness of this home is suggested by the picture. Imagine it with snow white walls topped by a green shingle roof and you have the whole story. The floor plan tells the story of the interior. This home will appeal particularly to people of moderate means, but of good taste.



FLOOR PLAN

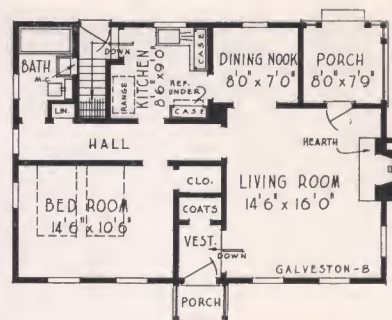
*Complete working drawings for
each of these designs are
obtainable at our office.*



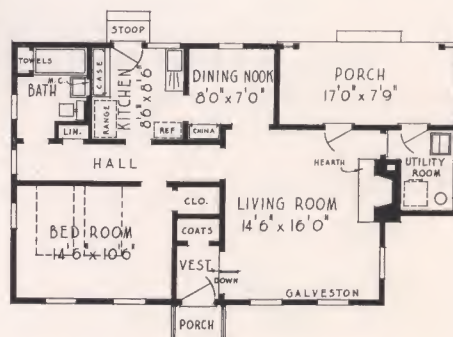
The Galveston

FOUR ROOMS AND BATH

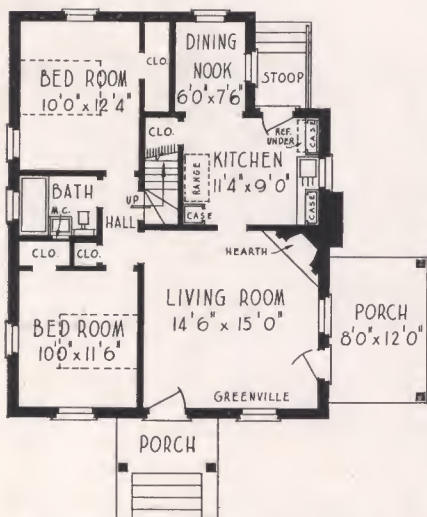
★ While there are many homes in this book, each in a different class and suited for a different setting or purpose, this home offers a most pleasing treatment, an exceptional layout, and a design of great economy. An American home, of early American trend.



PLAN B—WITH BASEMENT



PLAN A—WITHOUT BASEMENT



PLAN A—WITHOUT BASEMENT

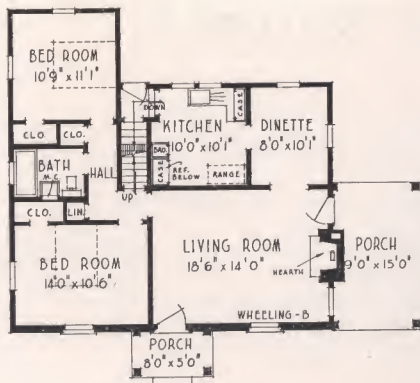


The Greenville

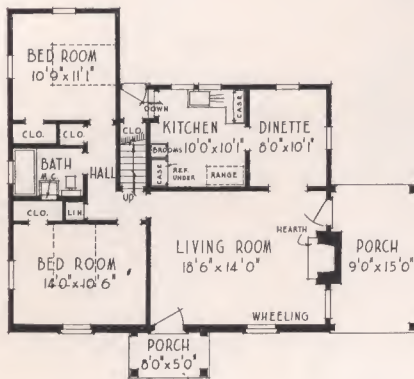
FIVE ROOMS AND BATH

PLAN B WITH BASEMENT IS SAME AS PLAN A—EXCEPT THAT THE SPACE UNDER ATTIC STAIR IS UTILIZED FOR A CELLAR STAIR.

★ A cozy little brick bungalow that should prove a delightful retreat for a couple, young or old. While the house is suitable to a small lot the rooms are of sufficient size and planned for the greatest convenience. The rent saved will pay for this home.



PLAN B—WITH BASEMENT



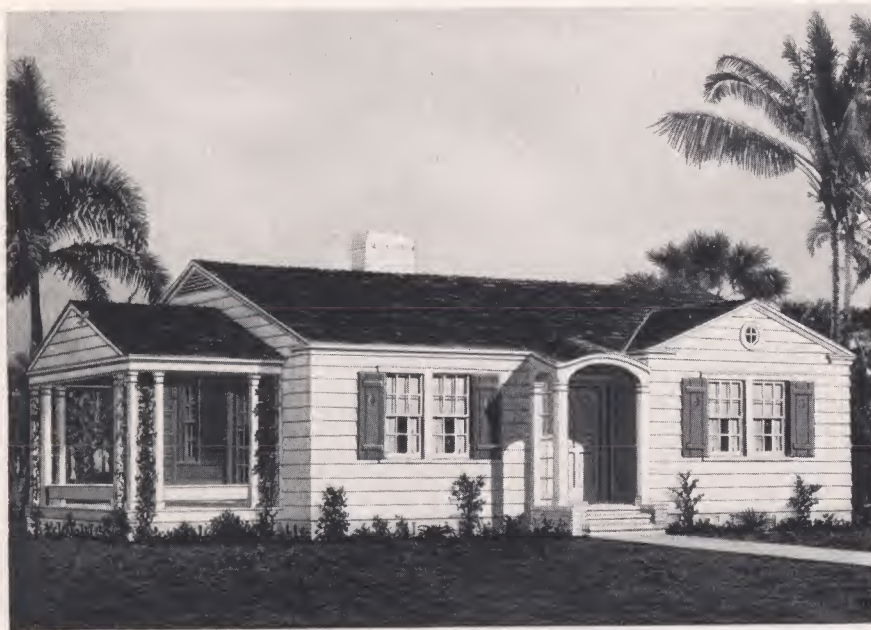
PLAN A—WITHOUT BASEMENT



The Wheeling

FIVE ROOMS AND BATH

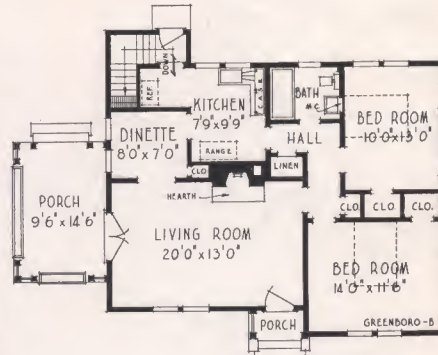
★ This design is an effective example of attractiveness and stability as expressed by the stone front. At a glance you are impressed with its air of home-like comfort and cheerfulness. The interior is well planned and convenient. The cost is moderate.



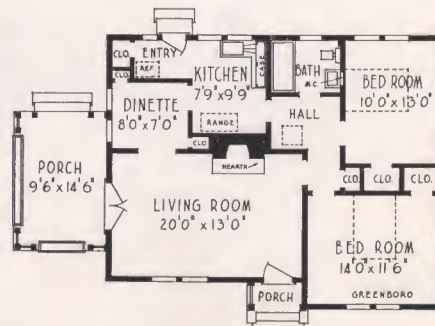
The Greenboro

FIVE ROOMS AND BATH

★ It is perfectly apparent that this attractive structure was designed as a complete home—one which gives comfort, joy and happiness to the proud couple. This home offers a most efficient arrangement for interior rooms, as will be seen by referring to the floor plans.



PLAN B—WITH BASEMENT



PLAN A—WITHOUT BASEMENT

PROTECTION FOR THE HOME BUILDER

IS ASSURED BY

CORRECTLY PREPARED PLANS

The first requisite in the erection of a home is a set of complete and accurate plans. This practice is universally accepted and is a most important and fundamental method adhered to by experienced builders. It is essential, safe, and economical to first construct the house on paper. Accurate plans and specifications must be submitted to the Federal Housing Administration for their approval when you apply for an insured mortgage loan on a new home.

EXPERIENCED DESIGNERS

Years of experience in house planning and construction and an architectural department composed of skilled draughtsmen, architects, and engineers, are the elements upon which plans of the utmost accuracy and completeness in regard to design, strength, durability, and comfort and home conveniences, are created. These specimen working drawings illustrate the craftsmanship and completeness of our plans.

BLUE PRINT PLANS

Our blue print plans include the following complete drawings for each design:

Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, framing plans complete. All working plans are drawn to standard scales. Blue prints for each design are available.

REVERSED PLANS

Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. We will therefore, furnish you with an additional set of reversed blue prints, if this change is required. Ask us for full particulars.

SUPPLEMENTARY DETAILS

Further supplementary details for any of our plans will be furnished upon request.

CHANGES IN PLANS

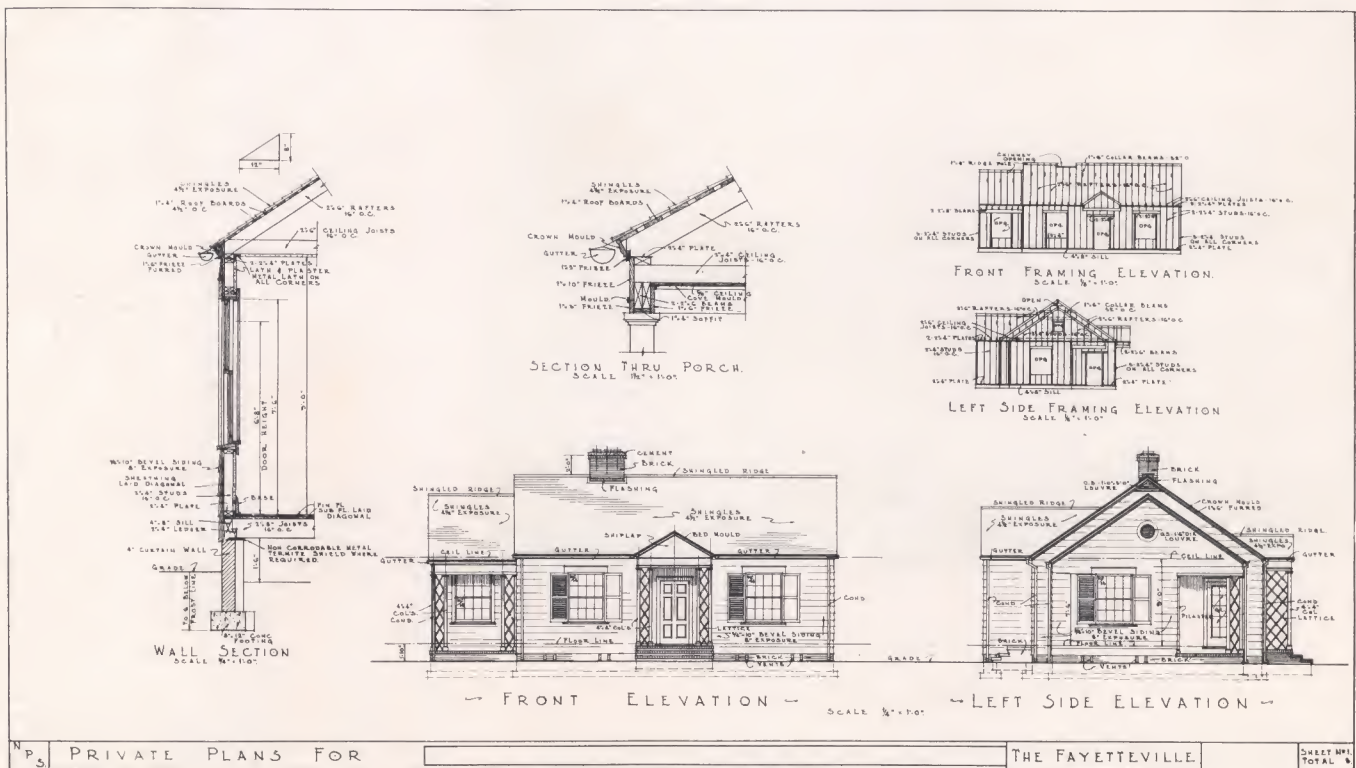
Any of these plans can be revised to suit your special requirements.

SPECIAL PLANS TO ORDER

We are prepared to furnish accurate working drawings made according to your own ideas and requirements.

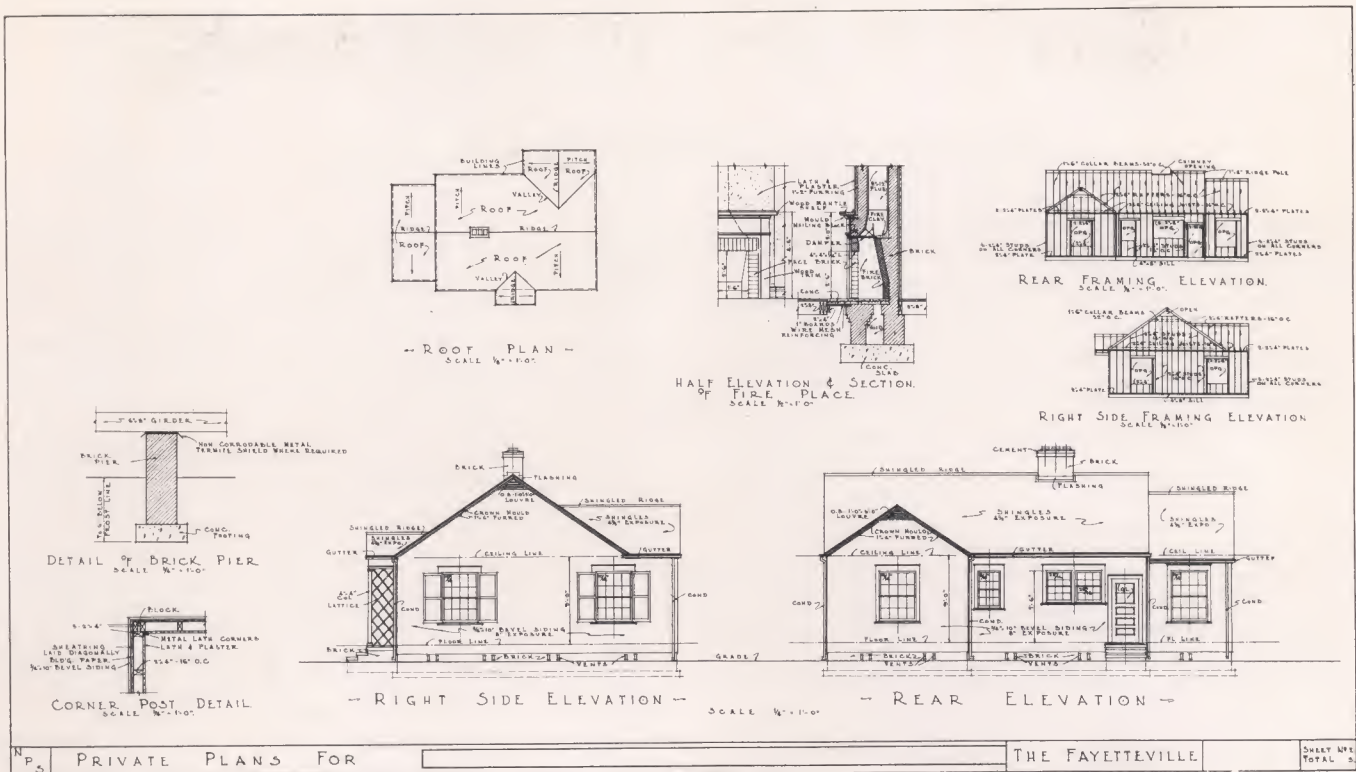
SPECIFICATIONS

Specifications are statements of particulars which tell what you are going to receive in materials and workmanship for the construction of your home. The stability, quality, and cost of your home will be directly affected by the materials selected and the workmanship you receive. Our specification forms are thorough and complete. Our trade knowledge is at your service—and—we are glad to assist you in the specification of materials.



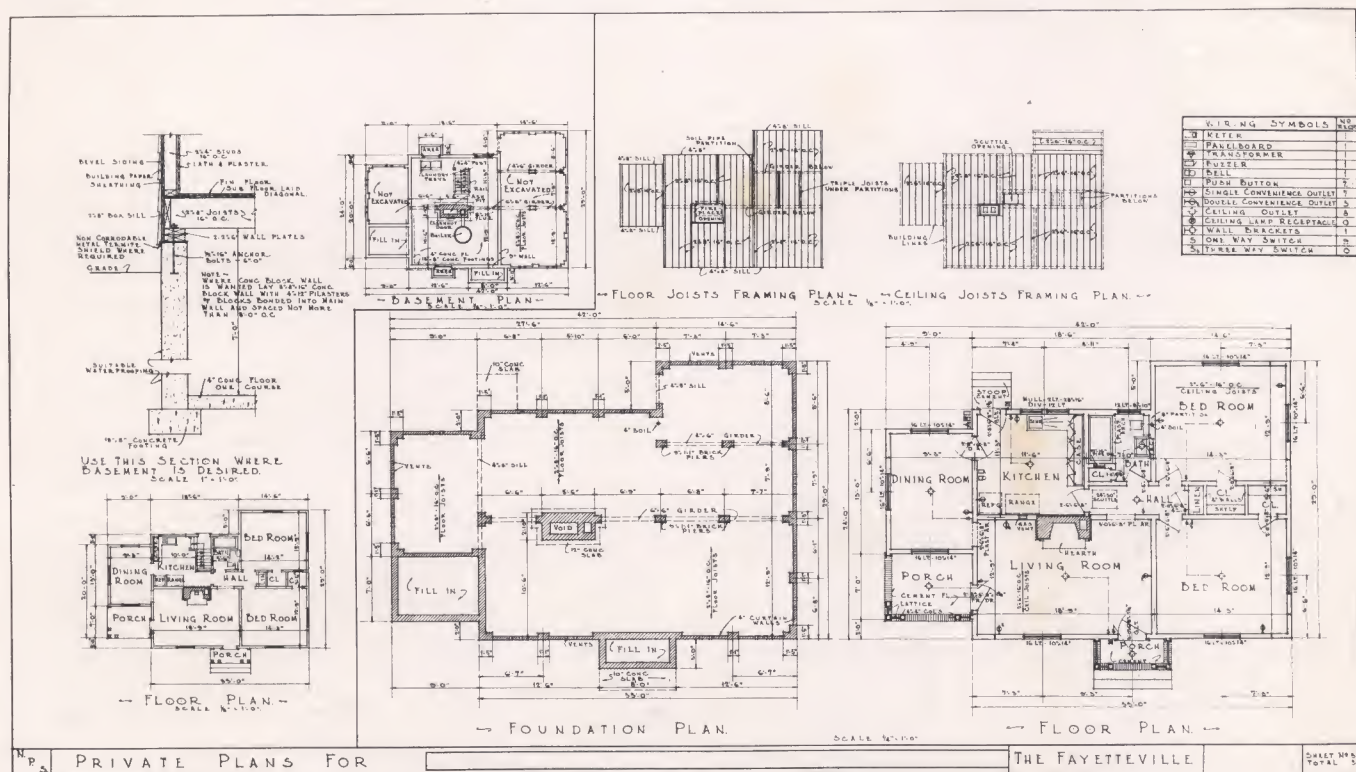
AN EXACT COPY OF ORIGINAL WORKING DRAWINGS

Sheet No. 1, Reduced to 1/5 of actual size



AN EXACT COPY OF ORIGINAL WORKING DRAWINGS

Sheet No. 2. Reduced to 1/5 of actual size



AN EXACT COPY OF ORIGINAL WORKING DRAWINGS

Sheet No. 3. Reduced to 1/5 of actual size

THE F. H. A. INSURED MORTGAGE SYSTEM

Offers You These Advantages

Appraisal and Inspection. This important FHA service—the basis for all FHA Insured Mortgage Loans—checks the value, stability, and comfort of your new home. Several inspections are made while the work is in progress to see that materials and workmanship are in accordance with the approved plans and specifications.

Greater coverage and lower interest. As much as 80 percent of the total appraised value of both house and lot may be financed with an FHA Insured Mortgage. The top interest rate allowed by the Federal Housing Administration is the lowest ever generally available for loans of this type. You are allowed as long as twenty years to pay — yet you have the privilege of paying the entire loan at any time if you wish.

Payments just like rent. Payments are all figured in advance. The sum is the same every month—an amount you can conveniently afford to meet on your income. As easy as paying rent!

No refinancing or uncertainty. An FHA Insured Mortgage Loan never needs to be “refinanced” because it is paid off entirely—conveniently, in equal monthly installments. You never have the extra expense of refinancing, nor the necessity of paying off your mortgage in a lump sum.

Real Home Ownership. Under the FHA Insured Mortgage System, every installment—planned to come within your budget—reduces the debt until there is nothing more to pay . . . You are the owner of an absolutely debt-free home: an investment in living—an estate for your family.

MONTHLY PAYMENT PLAN

Your borrowing capacity on this new plan, as sponsored by the Federal Housing Administration, is 80 percent of the total value—offered in one mortgage—and payable monthly like rent. See example below.

BASED UPON A LOAN OF \$3000:

	10 yr.	15 yr.	20 yr.
Principal and Interest.....	\$31.82	\$23.72	\$19.80
Mortgage Insurance Fee.....	1.25	1.25	1.25
*Taxes and Assessments.....	6.25	6.25	6.25
*Fire Insurance Premium....	.58	.58	.58
Service Charge	1.21	1.22	1.23
TOTAL.....	\$41.11	\$33.02	\$29.11

NOTE: These amounts are the entire cost for home-ownership, assuming you build on a lot of approved value of \$750 to which you have acquired title.

**These figures are based upon an average. There is always a variation in assessed valuation of property, tax rates, insurance, and other factors. But such variance will, in most cases, not exceed more than \$1.00 per month per \$1,000.00.*

OWN YOUR HOME

Thus, there is today placed before you a broad highway to home ownership. A way that enables you to pay for your home, as you go, at a lower cost, with all the elements of safety, convenience and assurance.

Today you can build a home, knowing that you are able to make the monthly payments, and that at the end of the monthly payment period the home will be yours.

